

June 9, 2010

ITEM NO. A3

**AUTHORIZATION TO AWARD A CONTRACT TO THE CHICAGO LAWYERS'
COMMITTEE FOR CIVIL RIGHTS UNDER LAW, INC. TO CONDUCT FAIR
HOUSING TESTING SERVICES**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Chicago Housing Authority's (CHA) Board of Commissioners approve the attached Resolution authorizing the Chief Executive Officer or his designee to enter into a contract with the Chicago Lawyers' Committee for Civil Rights Under Law, Inc. for Fair Housing Testing services in the firm-fixed fee amount of \$500,000.00 for a one year term.

FUNDING

General Fund

Vendor: The Chicago Lawyers' Committee for Civil Rights Under Law, Inc.
100 North LaSalle Street, Suite 600
Chicago, Illinois 60602-2403

RFP Number: 10-00481
Contract Type: Firm-Fixed Fee
Contract Amount: \$500,000.00
Term: One Year

Option Year: None

Date Advertised: 2/8, 2/20 & 2/12/10
Date Proposals Opened: 3/15/10
Pre-Proposal Conference: 2/17/10
Number of Vendors solicited: 9
Assist Agencies solicited: 23
Number of Pick-Ups: 4
Number of firms downloaded/BuySpeed: 19
Addendums Issued: 1
Number of Proposals Received: 1
Advertisement Publication(s): Extra, Chicago
Sun-Times, Chicago Defender, CHA Website, &
BuySpeed

M/W/DBE Participation:

Direct ___% MBE ___% WBE ___% DBE
Indirect: ___% MBE ___% WBE ___% DBE
Waiver: Yes

Section 3:

1 (#) Hiring ___ (\$) Subcontracting ___ (\$) Other Economic Opportunities

EXPLANATION

The CHA is subject to the provisions of Title VIII of the Civil Rights Act of 1968 (as amended in 1988 by the Fair Housing Amendments Act, hereinafter referred to as “The Fair Housing Act”) and its implementing regulations, as well as state and local laws and regulations, including, but not limited to the Cook County Human Rights Ordinance, the Illinois Human Rights Act and the Chicago Human Rights Ordinance. In addition, the CHA must comply with all nondiscrimination and equal opportunity requirements and administer its programs and activities in a manner that affirmatively furthers fair housing as outlined in the Amended and Restated Moving to Work Agreement (hereafter “Amended MTW Agreement”). The Amended MTW Agreement further stipulates that the CHA is required to conduct testing for fair housing compliance in its public housing and Housing Choice Voucher Program (HCV) programs.

In order to conduct fair housing testing in a manner that does not lend itself to risks of conflicts of interest, the CHA elected to contract with a third-party to perform the fair housing testing for CHA Senior Developments and HCV landlords, as well as provide customer service feedback for CHA Family Developments. It is the goal of the CHA to contract with a third-party contractor possessing extensive experience in Fair Housing testing for public housing agencies. With the assistance of the third-party contractor, the CHA will fulfill its Fair Housing testing requirements under the Amended MTW Agreement.

The third-party contractor will be responsible for testing applicable CHA staff, PPMs, CHA’s HCV contract administrators, and private landlords enrolled in the HCV program. The third-party contractor will also develop non-testing methods to survey and document fair housing discrimination and customer service at applicable Senior and Family housing developments. At Family Developments, the third-party contractor will be required to survey and document units offered to people with mobility impairments, reasonable accommodation requests, and steering of residents to particular developments or units within a development among other activities. The third-party contractor will conduct fair housing testing for landlords currently enrolled in the HCV program and Property Managers at CHA Senior Developments. Landlords will be tested to determine whether steering HCV participants to buildings in certain neighborhoods has occurred and/or whether housing to HCV participants in pre-determined ‘Opportunity’ neighborhoods is being denied.

PROCUREMENT HISTORY

RFP No. 10-00481 for Conducting Fair Housing Testing was released on February 8, 2010. The RFP was advertised in the Chicago Sun-Times on February 8, 2010, Chicago Defender on February 10-16, 2010, and in El Dia Newspaper on February 12 -18, 2010. In addition to advertising in the newspapers, the RFP was placed on the CHA’s website and in BuySpeed on February 8, 2010. Nine firms were directly solicited. The notice was also sent to twenty (23) assist agencies. Nineteen (19) firms downloaded the RFP from BuySpeed and four (4) firms picked up copies of the RFP. A Pre-Proposal Conference was held at the CHA on February 17 at 2:00 p.m. Addendum Number One (1) was issued on March 3, 2010 to extend the proposal due date and to respond to questions. The CHA received one proposal from the Chicago Lawyers' Committee for Civil Rights Under Law, Inc. (the “CLCCRUL”) on March 15, 2010.

CLCCRUL's submission was evaluated by a CHA Evaluation Committee comprised of five (5) individuals.

After the evaluation committee completed its evaluation of the proposal, the Contracting Officer invited The Chicago Lawyers' Committee for Civil Rights Under Law, Inc. to participate in orals/discussions. After evaluating the oral presentation and considering the information given in the written proposal and the firm's best and final offers, the CHA selected the Chicago Lawyers' Committee for Civil Rights Under Law, Inc. as the awardee under RFP 10-00481 to conduct Fair Housing Testing services. CLCCRUL has an extensive knowledge of fair housing in the City of Chicago and many years of experience doing very similar work for HUD as the recipient of several FHIP (Fair Housing Initiatives Program) grants.

Based on the foregoing, it is in the best interest of the CHA that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with The Chicago Lawyer's Committee for Civil Rights Under Law, Inc. to conduct fair housing testing for a term of one year for the firm-fixed fee amount of \$500,000.00.

RESOLUTION NO. 2010-CHA-75

WHEREAS, the Board of Commissioners has reviewed Board Letter dated June 9, 2010, entitled “Authorization to Award a Contract to the Chicago Lawyers’ Committee for Civil Rights Under Law, Inc. to Conduct Fair Housing Testing Services”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with the Chicago Lawyer’s Committee for Civil Rights Under Law, Inc. to conduct Fair Housing Testing Services for the firm-fixed fee amount of \$500,000.00 for a one-year term.

